

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: _____ Application No: _____

Applicant Name: ANDREW RUTLEDGE, OFFICE OF DESIGN ARCHITECTS

Applicant E-Mail Address: andrew@officeofdesignarch.com

Applicant Mailing Address: 619 EAST COLLEGE AVENUE, SUITE D1
DECATUR, GA 30030

Applicant Daytime Phone: 678.428.4426 Fax: _____

Owner Name: _____
If more than one owner, attach list of owners.

Owner Mailing Address: _____

Owner Daytime Phone: _____

Address of Subject Property: 1602 SCOTT BLVD & 2488 BLACKMON DRIVE
DECATUR, GA 30033

Parcel ID#: 18-049-01-013 & 18-049-01-012

Acreage: .921 ACRES Commission District: 2 & 6

Present Zoning District(s): R-75

Proposed Zoning District: MR-2

Present Land Use Designation: TC [TOWN CENTER]

Proposed Land Use Designation (if applicable): TC [TOWN CENTER]

REZONING APPLICATION CHECKLIST

Submit **4 printed, collated sets** of the complete application (no staples, no binders) and a PDF version on a **flash drive**

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
- A. Application form** with name and address of applicant and owner, and address of subject property;
- B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
- C. Letter of application and impact analysis**
- 1. Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - 2. Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
- D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
- E. Campaign disclosure statement** (required by State law).
- F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
- G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
- complete boundaries of subject property;
 - dimensioned access points and vehicular circulation drives;
 - location of all existing and proposed buildings, structures, setbacks and parking;
 - location of 100 year floodplain and any streams;
 - notation of the total acreage or square footage of the subject property;
 - landscaping, tree removal and replacement, buffer(s); and
 - site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
- H. Reduced Site Plan**, reduced to 8.5" x 11".
- I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
- J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
- K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.



IMPACT ANALYSIS

1602 SCOTT BLVD & 2488 BLACKMON DRIVE, DECATUR, GA 30033

(Please respond to the following standards and factors on a separate sheet.)
Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. *Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.*

The proposed rezoning of this property from R-75 Single-family to MR-2 Single-family attached is in conformity to the intent of the Comprehensive Plan. The property is located in the "Town Center" which encourages Tier III density [3-4 story density] along the Scott Corridor.

- B. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.*

The proposed rezoning of this property will encourage similar development along the Scott Corridor which is in keeping with the desire of the Comprehensive plan.

- C. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*

The current property is be under-utilized by 2 existing single-family homes which have become undesirable along the arterial 6-lane corridor of Scott Boulevard. The best economic use of the property is Multi-family and/or Commercial which is verified by the Comprehensive Plan and planning studies conducted by the County.

- D. *Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.*



LISTEN. THINK. DESIGN.

The proposed rezoning will not adversely affect the existing use of either of the adjacent properties. The closest corner of our proposed development to the existing corner of Tuxworth Condominiums is 92' and located on obtuse angles from one another.

- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The proposal follows all property use and development recommendations of the Comprehensive Plan created by Dekalb County which gives supporting grounds for the approval of this zoning proposal.

- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.*

There are no know historic building, sites, districts, or archaeological resources on the site or adjacent to the property and this proposal will not adversely affect any if they exist.

- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

The proposal is for 15 attached single-family townhomes and will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.*

This development will reduce the water runoff, which occurs on the surrounding properties, through the new construction of a underground storm sewer retention system. Our landscape buffers and new tree planting will aid in screening and preserving the surrounding wooded habitats and should have no adverse impact on the environment or natural resources.



404.371.2155 (o) | 178 Sams Street
404.371.4556 (f) | Floor Three
DeKalbCountyGa.gov | Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

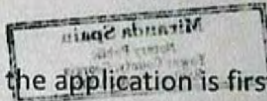
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



Miranda Spain
Notary

[Signature]
Signature of Applicant /Date

Check one: Owner Agent



June 20, 2026
Expiration Date/ Seal

[Signature]

*Notary seal not needed if answer is "no".



404.371.2155 (e)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Floor Three
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 9-1-2022

TO WHOM IT MAY CONCERN:

(I) (WE) Alfred Goldsmith
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

ANDREW RUTLEDGE, OFFICE OF DESIGN ARCHITECTS
Name of Agent or Representative

to file an application on (my) (our) behalf.



Miranda Spain
Notary Public

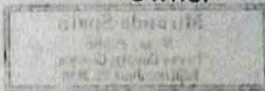
Alfred S. Goldsmith
Owner

Notary Public

Owner

Notary Public

Owner



Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 9-1-2022

TO WHOM IT MAY CONCERN:

(I) (WE) Alfred Goldsmith
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

ANDREW RUTLEDGE, OFFICE OF DESIGN ARCHITECTS

Name of Agent or Representative

to file an application on (my) (our) behalf.

Miranda Spain
Notary Public



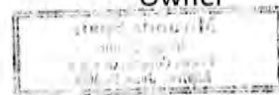
Paul S. G... ..
Owner

Notary Public

Owner

Notary Public

Owner



Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: Aug 31, 2022

TO WHOM IT MAY CONCERN:

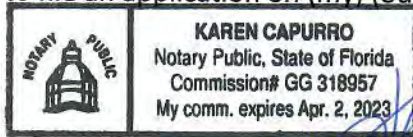
(I) (WE) JAMES W Goldsmith Jr
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

ANDREW RUTLEDGE, OFFICE OF DESIGN ARCHITECTS

Name of Agent or Representative

to file an application on (my) (our) behalf.



Notary Public

[Signature]
ETU/2/2023

[Signature]
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

At the time of submittal, a filing fee shall accompany each application as follows:

<u>Rezoning</u>	<u>FEE</u>
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M. M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re- filed will be treated as a new case and will require a new fee.

SULEMAN S JIWANI
SALIMA S JIWANI
419 COMMONS PARK LN
TUCKER GA 30084-8926

1066

8/30/22

64-5/610 GA
282

Pay to the Order of DEKALB COUNTY
FIVE HUNDREN & 00/100

Date

\$ 500-

Dollars

 Security Features Details on Back

Bank of America 

ACH R/T 061000052

For REZONING FEES



MP

⑆061000052⑆ 334032066417⑈1066

Harland Clarke

GUARDIAN SAFETY® BLUE

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Kyle Anderson
Sulman Tivani

Applicant Name(s): Andrew Rutledge

Phone: 678-428-4426 Email: andrew@officeofdesignarch.com

Property Address: 11602 Scott Blvd. & 2488 Blackmon Dr., Decatur 30033

Tax Parcel ID: 18-049-01-013 & 18-049-01-012 Comm. District(s): 2 & 6 Acreage: 9.77 1.921 ac.

Existing Use: single family homes Proposed Use: Townhomes - 15 units
(using bonuses)

Supplemental Regs: NO Overlay District: NO DRI: NO

Rezoning: Yes No

Existing Zoning: R-75 Proposed Zoning: MR-2 Square Footage/Number of Units: _____

Rezoning Request: Rezone from R-75 to MR-2 to develop townhomes.
Density 16.28

Land Use Plan Amendment: Yes No

Existing Land Use: TC Proposed Land Use: _____ Consistent Inconsistent
(Town Center)

Special Land Use Permit: Yes No

Special Land Use Request(s) _____

Major Modification: Yes No

Existing Case Number(s): _____

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: Public Notice, Signs:
 Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat:
 Bldg. Permits: Fire Inspection: Business License: NA State License: NA
 Lighting Plan: NA Tent Permit: NA Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: Density Bonuses: Mix of Uses: NA Open Space: Enhanced
 Open Space: Setbacks: front sides side corner rear Lot Size:
 Frontage: Private Drive Street Widths: Bicycle Lanes: Landscape Strips: Buffers:
 Parking Lot Landscaping: NA Parking - Auto: Parking - Bicycle: Screening:
 Streetscapes: Sidewalks: Fencing/Walls: Bldg. Height: Bldg.
 Orientation: Bldg. Separation: Bldg. Materials: Roofs: Fenestration:
 Façade Design: Garages: Pedestrian Plan: Perimeter Landscape Strip: NA
 Possible Variances: Transitional buffer reduction against adjoining MR-7 and R-75 sf on NE & W sides

Comments: Transitional buffer can be used as open space, as per Sec 27-5.5.2(B)(1).

Planner: Melora Furnian Date 6/28/22

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



LISTEN. THINK. DESIGN.

9th August 2022

RE: Proposal to Rezone the properties at 1602 Scott Blvd & 2488 Blackmon Dr Decatur GA 30033

Dear Property Owner,

We would like for you to join our pre-submittal presentation to your community about our proposal to rezone the properties at 1602 Scott Blvd & 2488 Blackmon Dr Decatur GA 30033. We are seeking to rezone the property from R75 [Single-family Residential] to MR-2 [Multifamily Residential] to allow for a 15-unit townhome development.

The meeting will be held at North Decatur Presbyterian Church, 611 Medlock Rd, Decatur, GA 30033, in the Fellowship Hall [white building next to the parking lot] at 7pm on August 29th, 2022.

The meeting will also be available via GoTo for those who are unable to attend: Please join my meeting from your computer, tablet, or smartphone.

<https://meet.goto.com/839521941>

You can also dial in using your phone.

United States: +1 (872) 240-3212

Access Code: 839-521-941

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

Sincerely,

Suleman Jiwani

Suleman Jiwani (Sunny)

8/2 - NONE -

Name	Email	Neighborhood
SAM & RITU	stan.200@hotmail.com	2482 Blackmon
DON DINKEL	[DONDIOFBKLYNE@gmail.com 2452 BLACKMON DRIVE	
Kate Russell	2420 Blackmon Kate.R.Russell@gmail.com	
Mike & Ruby	2461 Blackmon Dr. Decatur GA	
Jo Ann + Charlie Young	681 Medlock Rd Decatur	
Chris Stim	2470 Blackmon Dr	
Bonnie Bentley	2448 Blackmon Dr	
T.J. Edmond	2453 Blackmon Dr.	
CM CREIGHTON	210 TUXDORTH CIRCLE	
SLOBODAN MITIC	2434 BLACKMON DR	

NORTH DECATUR PRESBYTERIAN CHURCH / 7PM-8:45PM

PARTICIPANTS:

ANDREW RUTLEDGE / OFFICE OF DESIGN

KYLE ANDERSON / OFFICE OF DESIGN

SULEMAN JIWANI

GENE LOGAN / TUXWORTH

THERESA SAME / MANA

KIM KRITCH / TUXWORTH

SEE SIGN IN SHEET FOR OTHERS

GENERAL NOTES:

- RESIDENTS NOTED THAT MEDLOCK AREA COMPREHENSIVE PLAN SUGGESTS (2)-STORY DEVELOPMENT IN AREA
- MANY RESIDENTS CONCERNED THAT 1602 SCOTT WOULD BE USED TO CUT THROUGH ONTO BLACKMON DR AND CAUSE TRAFFIC ISSUES
 - o RESIDENTS SUGGEST REMOVING SECOND EXIT FROM PROPERTY
 - o *OWNER AGREES TO REMOVE SECOND EXIT FROM PROPOSAL*
- ROOF DECKS:
 - o CONCERNS ABOUT VIEW FROM UPPER FLOORS OF TOWNHOMES INTO NEIGHBORING PROPERTY
 - o CONCERNS ABOUT NOISE/FIREWORKS FROM ROOF DECKS.
- HOA:
 - o MANY RESIDENTS EXPRESSED DESIRE THAT THE NEW HOA LIMIT OR PREVENT RENTALS
 - o TUXWORTH CONDO ASSOCIATION LEADERS SUGGEST THAT THERE BE 6 MONTH MINIMUM RENTAL PERIODS
 - ALSO SUGGEST SOUND REGULATION FOR HOURS OF CONSTRUCTION/MAINTENANCE AS WELL AS FOR LOUD MUSIC, ETC.
 - o DISCUSSED LIMITING PERCENTAGE OF TOWNHOMES AVAILABLE FOR RENT
 - o OWNER EXPRESSED WILLINGNESS TO LIMIT RENTALS IN NEW HOA
- CONSTRUCTION SCHEDULE AND EXECUTION:
 - o RESIDENTS EXPRESSED CONCERN ABOUT CONSTRUCTION WORKERS PARKING ON BLACKMON DRIVE
 - o RESIDENTS EXPRESSED CONCERN ABOUT CONSTRUCTION NOISE AND DUST DURING PROCESS
- SITE SECURITY:
 - o RESIDENTS ASK FOR SECURITY FENCE ALONG PROPERTY LINES

- RESIDENTS EXPRESS CONCERN ABOUT PUBLIC ACCESS TO POCKET PARK/PATH
- THERESA RECOMMENDS INCLUDING RESIDENTIAL ELEVATORS AS AN OPTION TO CREATE UNITS THAT ARE ACCESSIBLE FOR POTENTIAL OLDER HOMEBUYERS
- RESIDENTS EXPRESS CONCERN ABOUT TREE REMOVAL ON SITE
 - NOTED THAT DEAD OR DYING TREES ON PROPERTY LINE NEED REMOVAL/MAINTENANCE, ASKED FOR ARBORIST INPUT
 - OTHERS EXPRESSED DESIRE TO SEE TREES REMAIN IF POSSIBLE
 - TUXWORTH EXPRESSES DESIRE TO BECOME BIRD SANCTUARY IN FUTURE

KEY NEIGHBOR CONCERNS:

- TRAFFIC CUT THROUGH ONTO BLACKMON NEEDS TO BE PREVENTED
- RENTALS NEED TO BE LIMITED OR PROHIBITED
- NOISE FROM PROPERTY NEEDS TO BE REGULATED
- SITE FENCING NEEDS TO BE PROVIDED TO PREVENT ACCESS TO OTHER PROPERTIES FROM 1602 SCOTT
- CONSTRUCTION WORKER PARKING ALONG BLACKMON NEEDS TO BE PREVENTED
- VIEWS FROM UPPER LEVELS – CONCERNS ABOUT PRIVACY FOR SURROUNDING NEIGHBORS
 - MITIGATED THROUGH LANDSCAPE OR GRADING

SCOTT BOULEVARD TOWNHOMES

NEIGHBORHOOD MEETING 8/29/2022 7pm

Name	Address and Email Address
Jean Logan	Tax jeanslogans@gmail.com
JOHN TURNER	jtatltravel@gmail.com
Eric Wallin	eric.wallin@gmail.com
Theresa Same	t.same@bellsouth.net
Zoe Seiler (Decaturish)	zseiler@decaturish.com
Becky Hodge	brhodge bhodge@udel.edu
Anne Dukes	annedukes@msn.com
Jane Lawson	jane.a.lawson@att.net
Jr Ann Young	jeyoung14@bellsouth.net
Tom Jarrett	tjarrett@emory.edu
Betto Prestwood	prestwoodce@bellsouth.net
Robin MacLeod	robinmacclatin@att.net (#902)
Carol Bartlett	carolbart42@gmail.com
Jan Lichtenwatter	janlichterwatter@gmail.com
Kate Russell	Kate.R.Russell@gmail.com
DON DIKER	DONDIOFBKLYNO@GMAIL.COM
Renee Kirhn	reneeKirhn@gmail.com
Kim CREIGHTON	cmc210@bellsouth.net
TJ. Edmond	tjedmond@gmail.com
MIKE HOLLENDER	MIKE_HOLLENDER@YAHOO.COM
RUBY HOLLENDER	RUBY_HOLLENDER@YAHOO.COM
RITU SHRIVASTAVA	ZNI4@cdc.gov
SAM TANDON	stan.2001@hotmail.com



LISTEN. THINK. DESIGN.

1602 SCOTT TOWNS: Zoning Letter of Application

Suleman Jiwani: ZONING : PER CITY OF DEKALB COUNTY UDO

1602 SCOTT BLVD:

**R-75 REZONE TO MR-2 TO PROVIDE
[15] SINGLE-FAMILY ATTACHED TOWNHOMES
TOWN CENTER 12-24 UNITS/ ACRE
MEDIUM DENSITY RESIDENTIAL**

EXISTING FLU:

SITE AREA

.921 ACRES = **40,140 SF**

DENSITY

12 UNITS [18 MAX W/ BONUS] PER ACRE

.921 ACRES X 12 = **11 UNITS ALLOWABLE**

BONUS

AMENITY PROXIMITY

ADDITIONAL ENHANCED OPEN SPACE [20%]

BASE DENSITY: 11 UNITS

BASE DENSITY: 11 UNITS

% BONUS = 20%

% BONUS = 50%

BASE X 20% = 11 X 20% = 2.2 UNITS

BASE X 50% = 11 X 50% = 5.5 UNITS

TOTAL: BASE 11 + (2.2 + 5.5) =

**18.7 UNITS TOTAL MAXIMUM DENSITY ALLOWED
REQUESTING 15 UNITS TOTAL**

LOT COVERAGE REQUIREMENTS

TOWNHOMES =

85% OF LOT AREA MAX

40,140 SF X .85 =

34,119 SF COVERAGE ALLOWED

23,222 SF DESIGNED

OPEN SPACE REQUIREMENTS

TOWNHOMES =

15% OF LOT AREA MIN

40,140 SF X .15 =

6,021 SF OPEN SPACE MIN

DESIGNED

23,222 SF LOT COVERAGE

16,918 SF OPEN SPACE

ENHANCED OPEN SPACE

REQUIRED 50% OF OPEN SPACE MIN

6,021 SF X .05 =

3,011 SF REQUIRED

DESIGNED ENHANCED OPEN SPACE

11,560 SF PROVIDED

BONUS:

ADDITIONAL ENHANCED OPEN SPACE [20%]

40,140 SF X .2 = 8,028 SF REQ.

PROVIDED:

8,645 SF POCKET PARK



LISTEN. THINK. DESIGN.

SETBACKS

FRONT YARD =	10'-0"
STREETScape EXISTING ARTERIAL STREET:	16' [PER ARTICLE 5, TABLE 5.1]
STREET ZONE=	4'-0"
SIDEWALK=	6'-0" [8' MIN REQ]
TREE ZONE=	6'-0"
SIDE STREET =	3'-0" OR 7'-6" [RESIDENTIAL 5.2(a) EXCEPTION**]
SIDE YARD =	3'-0"
REAR YARD =	15'-0" OR 50' LANDSCAPE BUFFER ABUTTING MR-1 <u>REQUESTING VARIANCE FROM 50' TO 20' LANDSCAPE BUFFER.</u>

BUILDING HEIGHT

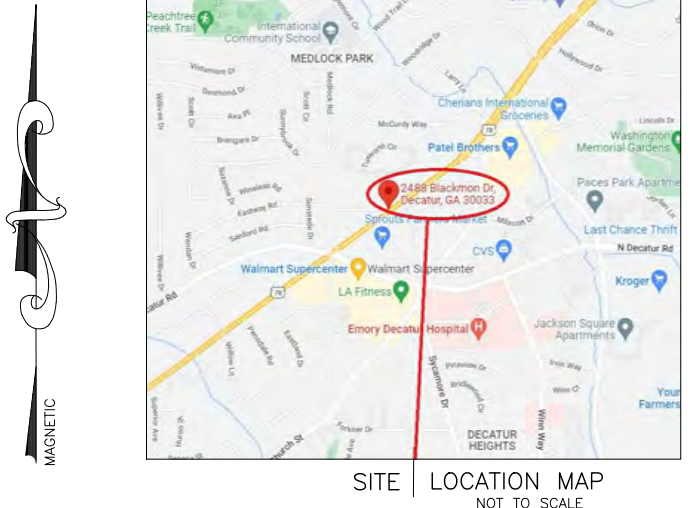
3 STORIES AND 45' MAX

LOT REQUIREMENTS FOR SFA

REQUIRED TOWNHOME MIN LOT AREA	1,000 SF LOT
REQUIRED TOTAL TOWNHOME SQ. FOOTAGE	1,000 SF
REQUIRED MINIMUM LOT WIDTH	20' WIDE

PARKING REQUIREMENTS

REQUIRED TOWNHOME:	1.5 PER DWELLING + .25/UNIT GUEST PARKING
TOTAL PARKING REQUIRED	15 UNITS X 1.75 = 26.25 SPACES
TOTAL PARKING PROVIDED	<u>35 SPACES [5 GUEST]</u>
BIKE PARKING 1/20 SPACE MIN 3 :	3 SPACES MIN



FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13089C0066K. EFFECTIVE DATE: 08/15/2019. ZONE: X

THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECONFESSION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	15.45'	15.20'	S 70°59'54"W

BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983. GA WEST ZONE 1002. ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT/FER ZONING DEPARTMENT.

PROPERTY IS ZONED R-75 DEKALB COUNTY
BUILDING SETBACK
FRONT: 30.0'
SIDE: 7.5'
SIDE STREET: 45.0'
REAR: 40.0'
MAX. LOT COVERAGE 35%
MAX. BUILDING HEIGHT 35'

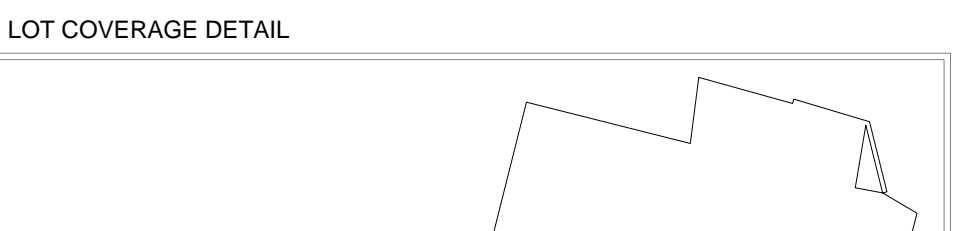
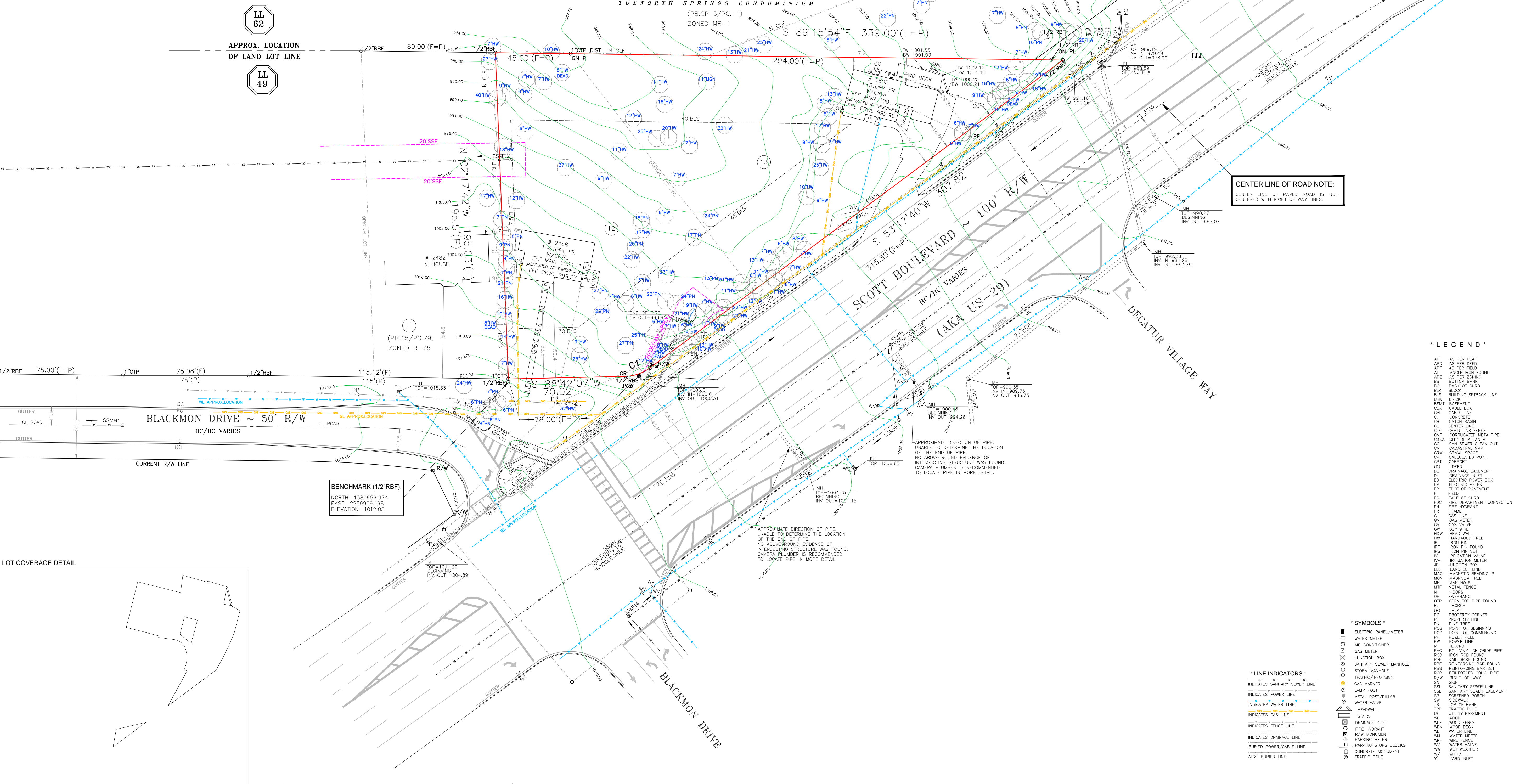
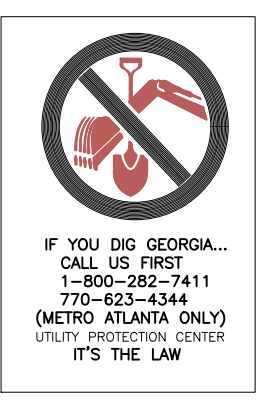
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BEGINNING
INV OUT=1002.76

SSMH2
TOP=996.30
BEGINNING
INV OUT=990.50

SSMH3
TOP=993.81
INV IN=987.41
INV OUT=982.81

SSMH4
TOP=1009.05
INV IN=997.45
INV OUT=997.35

SSMH5
TOP=1001.94
INV IN=996.24
INV OUT=996.14

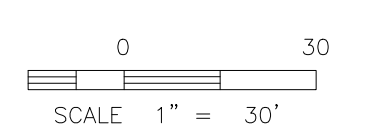


THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

TOTAL LAND AREA
40140.14 SF / 0.921 AC

ALLOWABLE LOT COVERAGE
14049.05 SF / 0.323 AC / 35%

EXISTING LOT COVERAGE
3970.89 SF / 0.091 AC / 9.9%



- LEGEND**
- APP AS PER PLAT
 - APD AS PER DEED
 - APF AS PER FENCE
 - AI ANGLE IRON FOUND
 - AEZ AS PER ZONING
 - BB BOTTOM BANK
 - BC BACK OF CURB
 - BLK BUILDING SETBACK LINE
 - BSM BASEMENT
 - BSMT BASEMENT
 - CB CABLE BOX
 - CEL CABLE LINE
 - CE CONCRETE
 - CB CATCH BASIN
 - CL CENTER LINE
 - CIP CHAIN LINK FENCE
 - COA CITY OF ATLANTA
 - CD SAN SEWER CLEAN OUT
 - CM CADASTRAL MAP
 - CSM CROWN SPACE
 - CP CALCULATED POINT
 - CP CARPORT
 - D DECK
 - DE DRAINAGE EASEMENT
 - DI DRAINAGE INLET
 - ED ELECTRIC PANEL BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FILE FILE
 - FC FACE OF CURB
 - FD FIRE DEPARTMENT CONNECTION
 - FRM FRAM
 - GL GAS LINE
 - GM GAS METER
 - GV GAS VALVE
 - GT GUY WIRE
 - HW HEAD WALK
 - HW HARDWOOD TREE
 - IP IRON PIN FOUND
 - IP IRON PIN SET
 - IV IRRIGATION VALVE
 - IWM IRRIGATION METER
 - JB JUNCTION BOX
 - LL LAND LOT LINE
 - MAG MAGNETIC READING IP
 - MT METAL TREE
 - MH MAN HOLE
 - MT METAL FENCE
 - N NIBORS
 - NI OVERHAND
 - ON OPEN TOP PIPE FOUND
 - P PORCH
 - PLAT PLAT
 - PC PROPERTY CORNER
 - PI PROPERTY LINE
 - PIE PINE TREE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - PP POWER POLE
 - PP POWER LINE
 - R RECORD
 - PVC POLYETHYLENE CHLORIDE PIPE
 - RSD RAIL SPOKE FOUND
 - REB REINFORCING BAR FOUND
 - RES REINFORCING BAR SET
 - RFC REINFORCED CONC. PIPE
 - R/W RIGHT-OF-WAY
 - SN SIGN
 - SS SANITARY SEWER EASEMENT
 - SS SANITARY SEWER LINE
 - LAMP LAMP POST
 - SP SCREENED PORCH
 - SEB SCREENED EASEMENT
 - SB SANITARY SEWER LINE
 - SP SP
 - TB TOP OF BANK
 - TR TRAFFIC POLE
 - UE UTILITY EASEMENT
 - W WOOD
 - WF WOOD FENCE
 - WDK WOOD DECK
 - WL WATER LINE
 - WM WATER METER
 - WRF WIRE FENCE
 - WV WATER VALVE
 - WET WET WEATHER
 - WY YARD INLET
- SYMBOLS**
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/INFO SIGN
 - GAS MARKER
 - HEADWALL
 - METAL POST/PILLAR
 - LAMP POST
 - HEADWALL
 - STAIRS
 - DRAINAGE INLET
 - FIRE HYDRANT
 - IRON MONUMENT
 - PARKING METER
 - PARKING STOPS/BLOCKS
 - CONCRETE MONUMENT
 - TRAFFIC POLE
- LINE INDICATORS**
- INDICATES SANITARY SEWER LINE
 - INDICATES POWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES FENCE LINE
 - INDICATES DRAINAGE LINE
 - BURIED POWER/CABLE LINE
 - AT&T BURIED LINE

LOTS 12 AND 13	BLOCK A	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
SCOTT HIGHLANDS SUBDIVISION	UNIT	SULEMAN JIWANI
LAND LOT 49	18TH DISTRICT SECTION	PROPERTY ADDRESS: 2488 BLACKMON DRIVE AND 1602 SCOTT BOULEVARD DECATUR, GA 30033
DEKALB COUNTY, GEORGIA	DB.24810/PG.380 PB.15/PG.79	
FIELD WORK DATE APR 13, 2022	PRINTED/SIGNED APR 22, 2022	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET. AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A TOP GUNN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p>		
LK COORD #20220484	DWG #20220484	<p>24 LENOX POINTS ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747</p> <p>SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES</p> <p>INFO@SURVEYLANDEXPRESS.COM</p>

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 49 of the 18th District of DeKalb County, Georgia, being Lot 12, Block A, Scott Highlands Subdivision, as per plat recorded in Plat Book 15, Page 79 of the DeKalb County, Georgia land records, and being known as 2488 Blackmon Drive, Decatur, DeKalb County, Georgia 30033; LESS AND EXCEPT the real property conveyed by Right of Way Easement to State Highway Department of Georgia, in a deed dated December 11, 1958, and recorded in Book 1411, Page 552 of the DeKalb County, Georgia land records.

TOGETHER WITH:

ALL that tract or parcel of land lying and being in

Land Lot 49 of the 18th District of DeKalb County, Georgia, being Lot 12, Block A of Scott Highlands, according to plat of same by Turner W. Patterson, dated April 15th, 1947, described as
BEGINNING at a point on the northwest side of Scott Boulevard 65 feet northeast from the corner formed by the intersection of the northwest side of Scott Boulevard with the north side of Blackmon Drive (if extended to form an angle instead of a curve), at the northeast line of Lot 12, thence northeast along the northwest side of Scott Boulevard 250.8 feet, thence west 294 feet to Lot 11, thence southeast 180 feet to Scott Boulevard at the point of beginning.

917-574

STATE OF GEORGIA, DEKALB COUNTY.

THIS INDENTURE, made this 27th day of June, in the year of our Lord One Thousand Nine Hundred FIFTY TWO between GROVER C. ABERGROMBIE of the State of GEORGIA and County of DEKALB of the first part and J. W. GOLDSMITH of the State of GEORGIA and County of DEKALB of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten dollars and other valuable considerations --- in hand paid at and before

917
580

the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, himself, his heirs and assigns, all that tract and parcel of land lying and being in Land Lot 49 of the 18th District of DeKalb County, Georgia, being Lot 13, Block A of Scott Highlands, according to plat of same by Turner W. Patterson, dated April 10th, 1947, described as:

BEGINNING at a point on the northwest side of Scott Boulevard Eighty Five (85) feet northeast from the corner formed by the intersection of the northwest side of Scott Boulevard with the north side of Blackmon Drive (if extended to form an angle instead of a curve), at the northeast line of Lot 12; thence northeast along the northwest side of Scott Boulevard Two Hundred Thirty and Eight Tenths (230.8) feet; thence west Two Hundred Ninety Four (294) feet to lot 12; thence southeast One Hundred Eighty (180) feet to Scott Boulevard at the point of beginning.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of him the said party of the second part his heirs and assigns forever, IN FEE SIMPLE.

And the said party of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered

in the presence of

J. P. Hill

Gladys Brewer

Notary Public, DeKalb Co. Ga.

N.P. Seal I.R. Stamps \$ 6.60

|
|
|
|

Grover C. Abercrombie

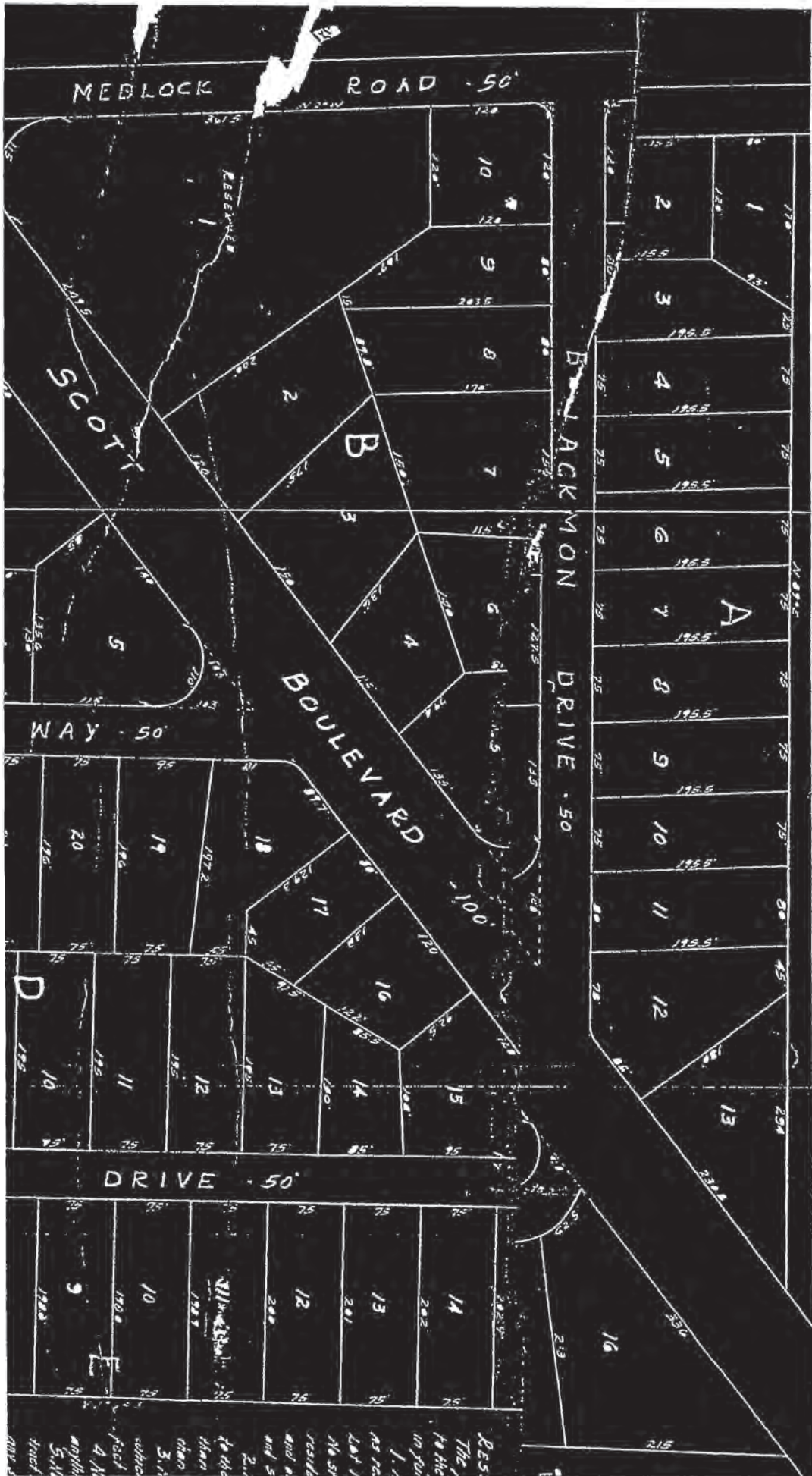
(Seal)

Filed for Record June 27, 1952 at 5 o'clock P.M.

JULY 7. 1952

Ken B. Burgess

CLERK



RESERVE
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619 EAST COLLEGE AVENUE, SUITE D1
DECATUR, GA 30030
PH: 404.214.5797

X ISSUE DATE PERMIT SET

PROJECT NUMBER:
22-204

SCOTT TOWNHOMES
SULEMAN JIWANI
1602 SCOTT BLVD, DECATUR, GA

**EXISTING SITE
& TREE
REMOVAL
PLAN**

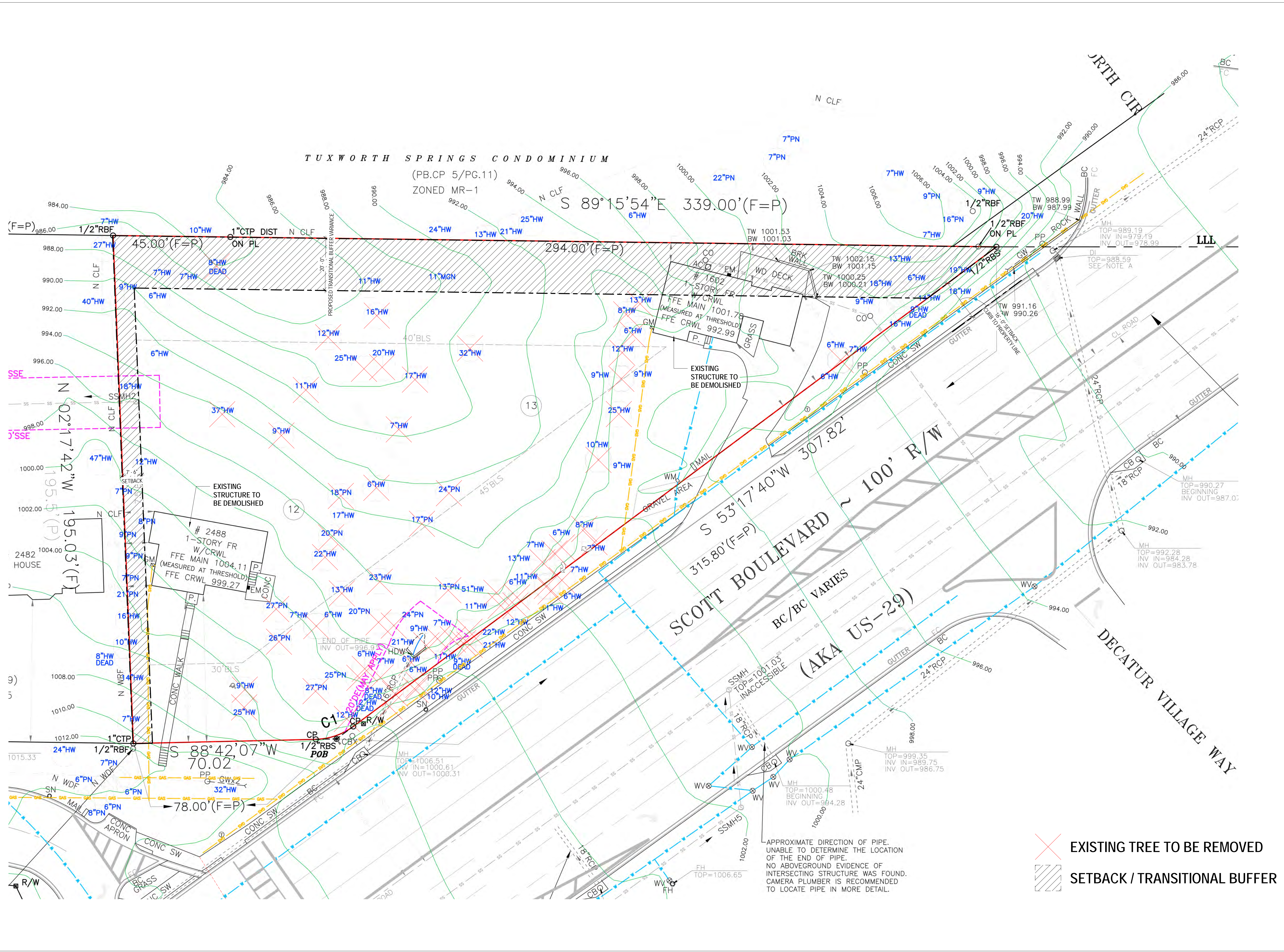
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RELEASED FOR CONSTRUCTION



9/1/2022 6:17:28 PM





1 SITE PLAN ENLARGED WITH SURROUNDINGS



619 EAST COLLEGE AVENUE, SUITE D1
 DECATUR, GA 30030
 PH: 404.214.5797

X	ISSUE DATE	PERMIT SET

PROJECT NUMBER:
 22-204

SCOTT TOWNHOMES
 SULEMAN JIWANI
 1602 SCOTT BLVD, DECATUR, GA

SITE PLAN

A100A

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RELEASED FOR CONSTRUCTION





619 EAST COLLEGE AVENUE, SUITE D1
 DECATUR, GA 30030
 PH: 404.214.5797

X	ISSUE DATE	PERMIT SET

PROJECT NUMBER:
 22-204

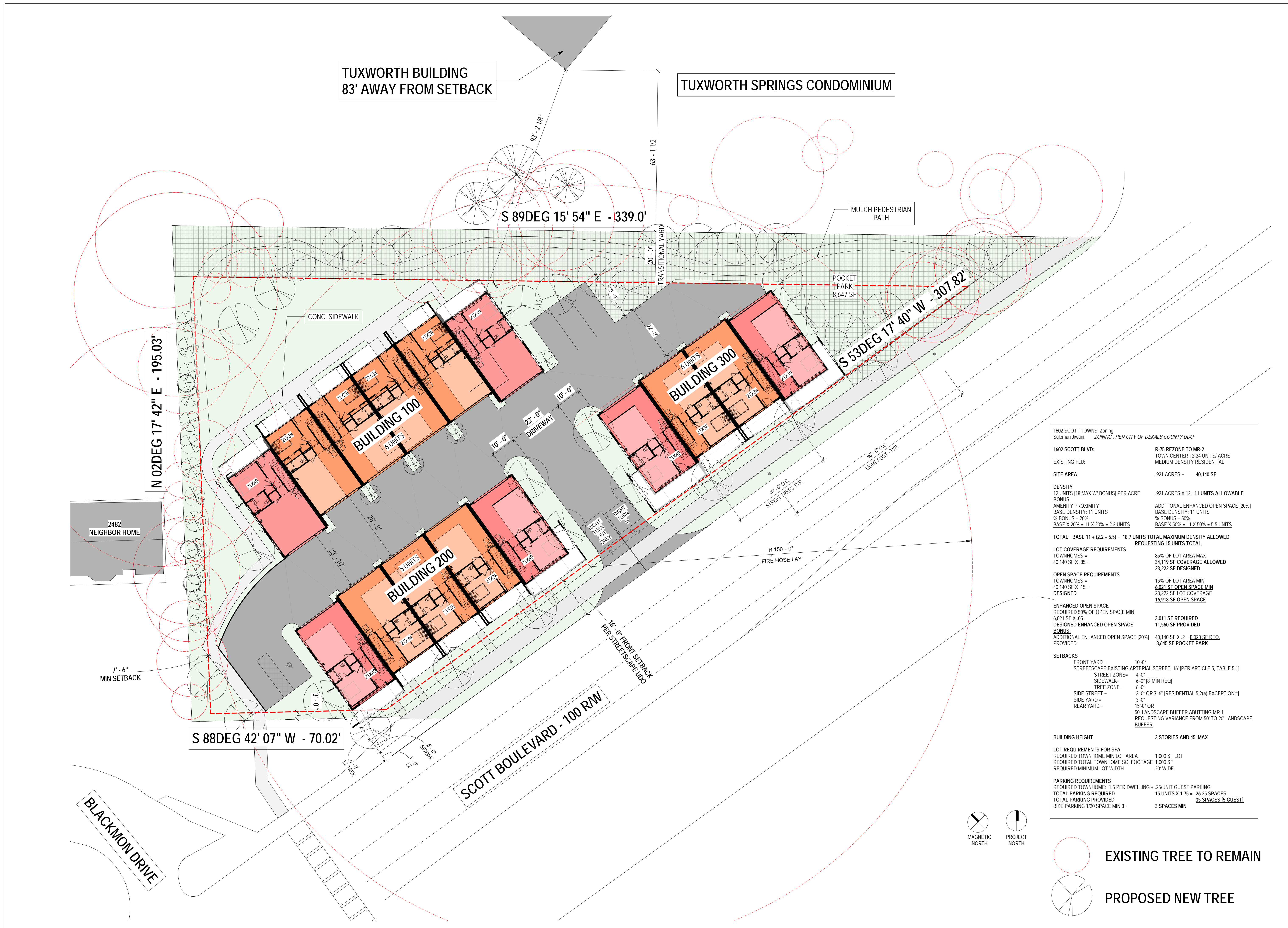
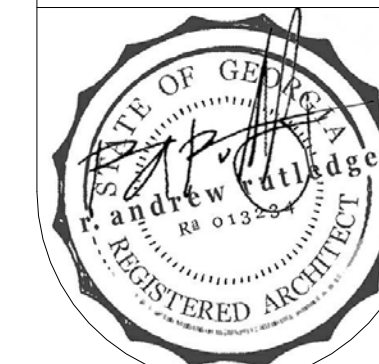
SCOTT TOWNHOMES
 SULEMAN JIWANI
 1602 SCOTT BLVD, DECATUR, GA

SITE PLAN

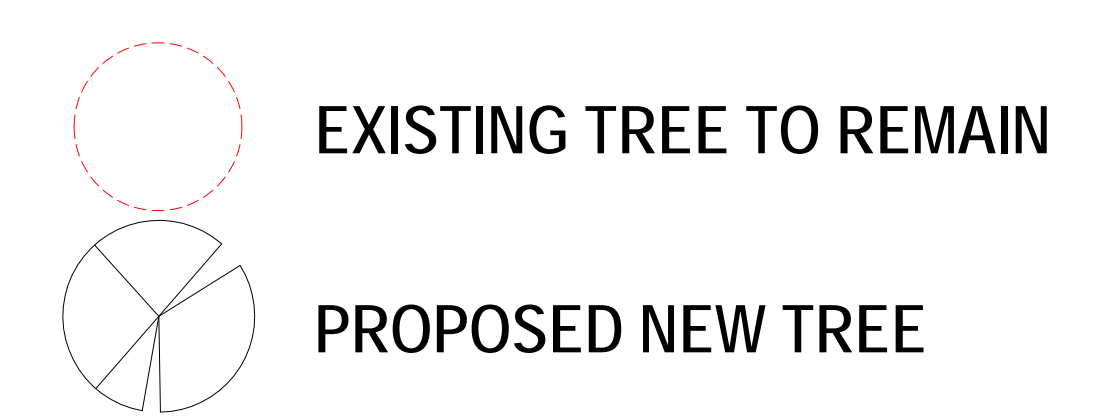
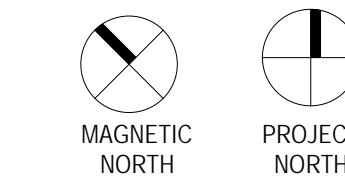
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1602 SCOTT TOWNS: Zoning	
Suleman Jiwani	ZONING: PER CITY OF DEKALB COUNTY UDO
1602 SCOTT BLVD:	R-75 REZONE TO MR-2 TOWN CENTER 12-24 UNITS/ACRE MEDIUM DENSITY RESIDENTIAL
EXISTING FLU:	
SITE AREA	.921 ACRES = 40,140 SF
DENSITY	12 UNITS (18 MAX W/ BONUS) PER ACRE
BONUS	.921 ACRES X 12 = 11 UNITS ALLOWABLE
ADJACENT PROXIMITY	BASE DENSITY: 11 UNITS
BASE DENSITY: 11 UNITS	% BONUS = 20%
% BONUS = 20%	BASE X 20% = 11 X 20% = 2.2 UNITS
BASE X 20% = 11 X 20% = 2.2 UNITS	ADDITIONAL ENHANCED OPEN SPACE (20%) BASE DENSITY: 11 UNITS % BONUS = 50% BASE X 50% = 11 X 50% = 5.5 UNITS
TOTAL: BASE 11 + (2.2 + 5.5) = 18.7 UNITS TOTAL MAXIMUM DENSITY ALLOWED	REQUESTING 15 UNITS TOTAL
LOT COVERAGE REQUIREMENTS	TOWNHOMES = 85% OF LOT AREA MAX 40,140 SF X .85 = 34,119 SF COVERAGE ALLOWED 23,222 SF DESIGNED
OPEN SPACE REQUIREMENTS	TOWNHOMES = 15% OF LOT AREA MIN 40,140 SF X .15 = 6,021 SF OPEN SPACE MIN 23,222 SF LOT COVERAGE 16,918 SF OPEN SPACE
ENHANCED OPEN SPACE	REQUIRED 50% OF OPEN SPACE MIN 6,021 SF X .05 = 3,011 SF REQUIRED DESIGNED ENHANCED OPEN SPACE 11,560 SF PROVIDED
BONUS:	ADDITIONAL ENHANCED OPEN SPACE (20%) 40,140 SF X .2 = 8,028 SF REQ. PROVIDED: 8,645 SF POCKET PARK
SETBACKS	FRONT YARD = 10'-0" STREETSCAPE EXISTING ARTERIAL STREET: 16' (PER ARTICLE 5, TABLE 5.1) STREET ZONE = 4'-0" SIDEWALK = 6'-0" (8' MIN REQ) TREE ZONE = 6'-0" SIDE STREET = 3'-0" OR 7'-6" (RESIDENTIAL 5.2(a) EXCEPTION") SIDE YARD = 3'-0" REAR YARD = 15'-0" OR 50' LANDSCAPE BUFFER ABUTTING MR-1 REQUESTING VARIANCE FROM 50' TO 30' LANDSCAPE BUFFER.
BUILDING HEIGHT	3 STORIES AND 45' MAX
LOT REQUIREMENTS FOR SFA	REQUIRED TOWNHOME MIN LOT AREA 1,000 SF LOT REQUIRED TOTAL TOWNHOME SQ. FOOTAGE 1,000 SF REQUIRED MINIMUM LOT WIDTH 20' WIDE
PARKING REQUIREMENTS	REQUIRED TOWNHOME: 1.5 PER DWELLING + 25/UNIT GUEST PARKING
TOTAL PARKING REQUIRED	15 UNITS X 1.75 = 26.25 SPACES
TOTAL PARKING PROVIDED	35 SPACES IS GUEST
BIKE PARKING 120 SPACE MIN 3:	3 SPACES MIN



X	ISSUE DATE	PERMIT SET

PROJECT NUMBER:
22-204

SCOTT TOWNHOMES
SULEMAN JIWANI
1602 SCOTT BLVD, DECATUR, GA

EXTERIOR
ELEVATIONS

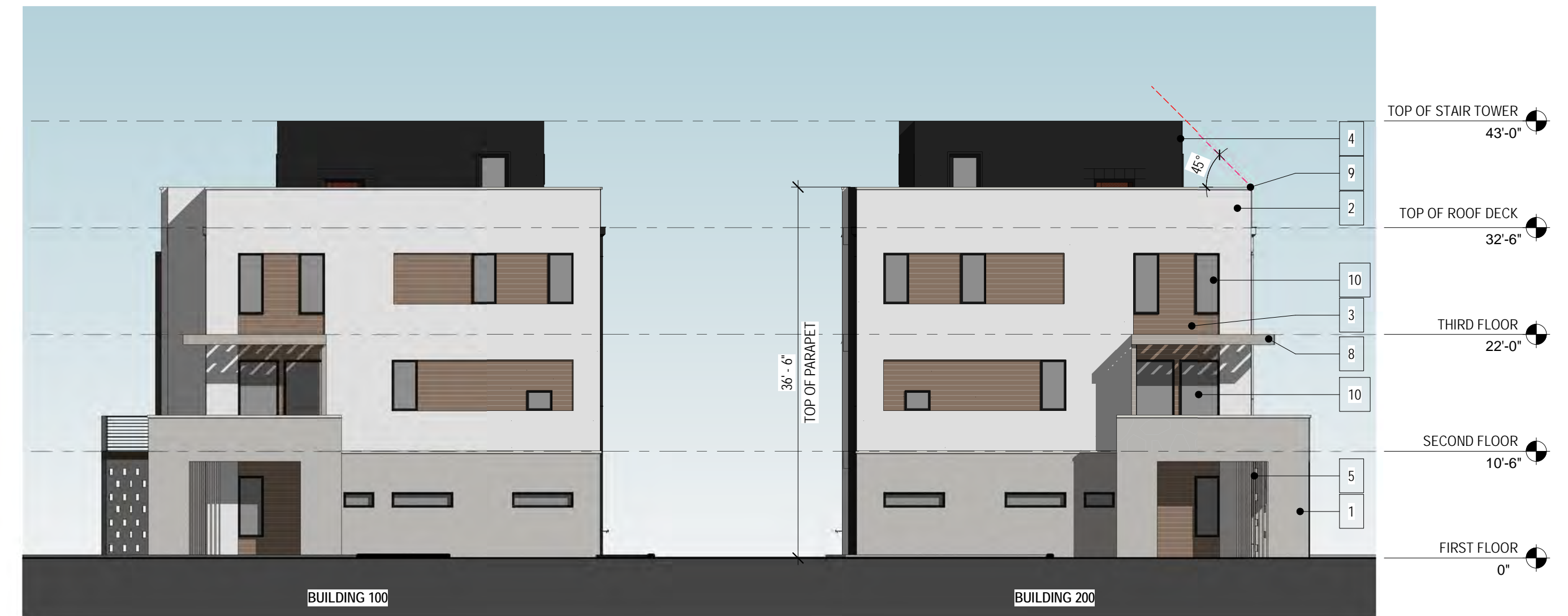
A301

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RELEASED FOR
CONSTRUCTION



3 EXT. ELEV. - BLDG 100 FRONT



2 EXT. ELEV. - SOUTHWEST END

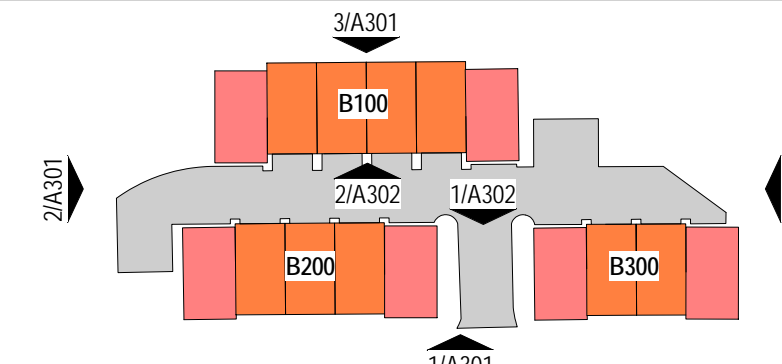


1 EXT. ELEVATION - SCOTT BLVD

GENERAL NOTES

1. ALL GYPSUM BOARD AT KITCHEN AND BATH AREAS SHALL BE WATER RESISTANT.
2. WOOD BASE SHALL BE 1X6 PAINT GRADE AT ALL UNIT WALLS UNLESS OTHERWISE NOTED.
3. INSTALL BLOCKING AT ALL BATHROOM ACCESSORIES, WALL CABINETS, AND SHELVING.
4. UNIT PLANS SHOW LOCATIONS OF LIGHT FIXTURES ONLY. PROVIDE OUTLETS AS REQUIRED BY BUILDING CODE.
5. CENTER LIGHT FIXTURES IN ROOMS OR DOORWAYS WHERE APPLICABLE UNLESS OTHERWISE NOTED.
6. DOORS ARE DIMENSIONED TO CENTER OF OPENING & DOORS TYPICALLY 6" OFF FACE OF JAMB TO WALL FRAMING UNLESS OTHERWISE NOTED.
7. WALLS ARE DIMENSIONED FROM FACE OF FRAMING UNLESS OTHERWISE NOTED.
8. CENTER VANITY LIGHTS OVER SINKS UNLESS OTHERWISE NOTED.
9. INSTALL BLOCKING FOR FUTURE ADA GRAB BARS IN ALL BATHROOMS. SEE BATHROOM ELEVATIONS FOR MORE INFORMATION.
10. CONDUCTOR BOX & DOWNPOUT @ FRONT AND REAR. (TYPICAL)
11. INSULATION: R-13 WALLS, R-38 ROOF
12. STAIRS SHALL BE FIREBLOCKED @ TOP + BOTTOM OF EACH RUN

ELEVATION KEY PLAN



EXTERIOR MATERIAL LEGEND

- | | | | |
|---------------------------------|---|---|--|
| 1 STONE VENEER: MOSAIC PATTERN | 4 SMOOTH CEMENTITIOUS PANEL: PAINT BLACK | 7 PREFINISHED ALUM. DOWNSPOUT: DARK BRONZE | 10 ALUMINUM CLAD WOOD WINDOWS: DARK BRONZE |
| 2 HARDCOAT STUCCO: WHITE | 5 PRESSURE TREATED WOOD SLATS: STAIN AND SEAL | 8 WOOD TRELLIS OR STANDING SEAM METAL AWNING | 11 FIBERGLASS EXTERIOR DOOR: DARK BRONZE |
| 3 WOODTONE COMPOSITE LAP SIDING | 6 STEEL GUARDRAIL: PRIME AND PAINT | 9 PREFINISHED ALUM. PARAPET COPING: DARK BRONZE | 12 OVERHEAD GARAGE DOOR: WOOD SLAT FINISH |



3 EXT. ELEV. - NORTHEAST END



2 EXT. ELEV. - BUILDING 100 @ MOTOR COURT

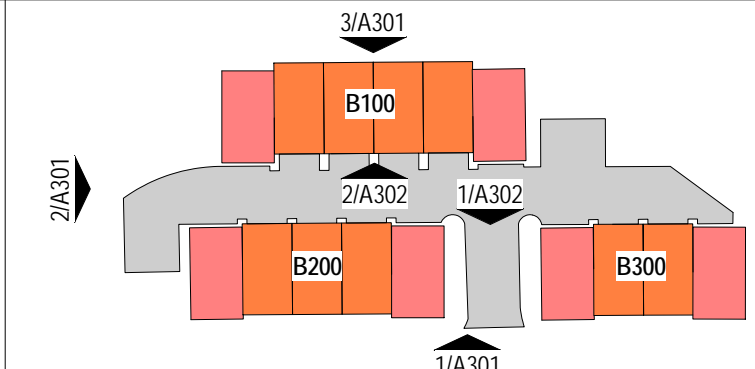


1 EXT. ELEVATION - BLDG 200 & 300 @ MOTORCOURT

GENERAL NOTES

1. ALL GYPSUM BOARD AT KITCHEN AND BATH AREAS SHALL BE WATER RESISTANT.
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MAILING LIST FOR REZONING PROVIDED BY DEKALB COUNTY

SADRE ORAFAI JENNY R
2458 BLACKMON DR
DECATUR GA 30033

MERCADANTE LIZA N
911 TUXWORTH CIR
DECATUR GA 30033

HAHN DAVID Y
2476 BLACKMON DR
DECATUR GA 30033

STIRN CHRISTOPHER P
2470 BLACKMON DR
DECATUR GA 30033

DUKES ANNE
1004 MCCLELEN WAY
DECATUR GA 30033

NR DECATUR CROSSING PROPERTY OWNER
1057 E MORELAND ST
CHARLOTTE NC 28294

WF DECATUR CROSSING LLC
11440 SAN VICENTE BLVD STE 200
LOS ANGELES CA 90049

OVERBY ROMVADEE C
1010 MCCLELEN WAY
DECATUR GA 30033

SCOTT BOULEVARD SENIOR LP
1718 PEACHTREE ST NW STE 684
ATLANTA GA 30309

ALDI INC
P.O. BOX 460049 DEPT 501
HOUSTON TX 77056

MADDOX ANGIE
126 HURON ST
DECATUR GA 30030

YOUNG JOANN EUBANKS
163 GARDEN LN
DECATUR GA 30030

CPIF DECATUR OFFICE LLC
1910 FAIRVIEW AVE E STE 200
SEATTLE WA 98102

YAGHOUBIAN SARA
817 TUXWORTH CIR
DECATUR GA 30033

ROKOVICH D JURO VILLARAN
103 W 118TH ST # 5A
NEW YORK NY 10026

FREEMAN C SCOTT
120 TUXWORTH CIR
DECATUR GA 30033

CILIAX BRIAN J
806 TUXWORTH CIR
DECATUR GA 30033

GOSS SALLY J
122 TUXWORTH CIR
DECATUR GA 30033

CASSINGHAM GUY H
124 TUXWORTH CIR
DECATUR GA 30033

BENEDICT SAMUEL
431 LEONARDO AVE
ATLANTA GA 30307

MEEKS H LAMAR
1912 BRANCH BND
ATLANTA GA 30345

PARKER BRANDI
221 TUXWORTH CIR
DECATUR GA 30033

HALL JEWEL
311 TUXWORTH CIR
DECATUR GA 30033

KERR GORDON H
1016 DREWRY ST
ATLANTA GA 30306

MOBLEY MARTHA ANN
224 TUXWORTH CIR
DECATUR GA 30033

RHEE MINA
239 LOCUST ST NE
ATLANTA GA 30317

DORNER TARIKA
905 TUXWORTH CIR
DECATUR GA 30033

MILLER KEITH M
909 TUXWORTH CIR
DECATUR GA 30033

WAGGENER WILLIAM G III
2464 BLACKMON DR
DECATUR GA 30033

LEE ANJA
110 S COLUMBIA DR 9
DECATUR GA 30030

AYRES PAMELA J
1006 MCCLELEN WAY
DECATUR GA 30033

HESS ACADEMY INC
1550 SCOTT BLVD
DECATUR GA 30033

LITTLEFIELD HAROLD
270 N FARM DR
ALPHARETTA GA 30004

RITCHIE ELIZABETH
2526 WHITEMARSH WAY
SAVANNAH GA 31410

NORTH DECATUR PRESBYTERIAN CHURCH INC
611 MEDLOCK RD
DECATUR GA 30033

CHEEMA WAQAS A
1052 GRAMERCY LANE LN
ALPHARETTA GA 30004

LOVE PHIL
811 TUXWORTH CIR
DECATUR GA 30033

ASBURY ATLANTA BM LLC
2905 PREMIERE PKWY 300
DULUTH GA 30097

VANCE MELANIE
308 TUXWORTH CIR
DECATUR GA 30033

CARMICHAEL WILLIAM C II
3334 MONTREAL STA
TUCKER GA 30084

DRAYTON WOODS PROPERTY LLC
415 SYCAMORE DR
DECATUR GA 30030

MAVURI VARAPRASAD R
313 TUXWORTH CIR
DECATUR GA 30033

KUMARASAMY MATHUMITHAN A
306 TUXWORTH CIR
DECATUR GA 30033

HICKMAN MARY C
114 TUXWORTH CIR
DECATUR GA 30033

DINKEL DON L JR
2452 BLACKMON DR
DECATUR GA 30033

LI YONGHUI
1065 WESTCROFT LN
ROSWELL GA 30075

HALL MARGARET KAY
220 TUXWORTH CIR
DECATUR GA 30033

WF DECATUR CROSSING LLC
11440 SAN VINCENTE BLVD
LOS ANGELES CA 90049

CHOW KASEY C
315 TUXWORTH CIR
DECATUR GA 30033

SKILLMAN JAMES DOUGLAS
214 TUXWORTH CIR
DECATUR GA 30033

MOUSSA AHMED
110 WILDWOOD AVE
MONTCLAIR NJ 7043

PARKER DIANE M
3655 LONDON RD
CHAMBLEE GA 30341

ROX PATRICK FITZGERALD
202 TUXWORTH CIR
DECATUR GA 30033

FRANCIS JORDAN
1485 FAMA DR NE
ATLANTA GA 30329

SHRIVASTAVA RITU
2482 BLACKMON DR
DECATUR GA 30033

FINK BENJAMIN
2488 CADILLAC DR
ATLANTA GA 30345

SMITH DINGLER JAMES ANTHONY
381 BROADWAY APT 2
CAMBRIDGE MA 2139

GOLDSMITH ALFRED SIMS
1269 CHESAPEAKE DR SW
LILBURN GA 30047

KUCKUCK CHARLES L
11915 N HICKORY TRCE
ALPHARETTA GA 30004

JAIN ANJALI RAO
205 TUXWORTH CIR
DECATUR GA 30033

CHEEMA WAQAS
1052 GRAMERCY LANE
ALPHARETTA GA 30004

PACHURA KIMBERLY J
2471 BLACKMON DR
DECATUR GA 30033

DANIEL LEE GINA SUZANNE GUARDIAN
1804 MARLBROOK DR
ATLANTA GA 30307

PACES PLACE LLC
4591 STELLA DR NW
ATLANTA GA 30327

ABRAMS MARSH LLC
856 STRATFORD RD
AVONDALE ESTATES GA 30002

SAYERS DONNA L
820 TUXWORTH CIR
DECATUR GA 30033

TURNER JENNIFER A
916 TUXWORTH CIR
DECATUR GA 30033

ASBURY ATLANTA BM LLC
2905 PREMIERE PKWY 300
DULUTH GA 30097

CHEPAITIS PATRICK STEPHEN
812 TUXWORTH CIR
DECATUR GA 30033

MACLEOD ROBERTA C
902 TUXWORTH CIR
DECATUR GA 30033

HUNTER MARCIA M NKA
110 TUXWORTH CIR
DECATUR GA 30033

MANCHESTER ADAM G
318 TUXWORTH CIR
DECATUR GA 30033

JOINER DOROTHY M
521 RIVERSIDE DR
LAGRANGE GA 30240

MP 121 TUXWORTH CIRCLE LLC
125 CLAIREMONT AVE STE 270
DECATUR GA 30030

WANG BI
323 TUXWORTH CIR
DECATUR GA 30033

LAUGHERY JAMEY
821 TUXWORTH CIR
DECATUR GA 30033

LIGON SARA M
1677 FREMONT DR SW
STONE MOUNTAIN GA 30087

TUXWORTH SPRINGS CONDO ASSOC
500 SUGAR MILL RD STE 200B
ATLANTA GA 30350

CROSS SHIRLEY S
822 TUXWORTH CIR
DECATUR GA 30033

BUTLER ELLIE CHRISTINE
218 TUXWORTH CIR UNIT 218
DECATUR GA 30033

BURT GARLAND CLIFFORD
106 TUXWORTH CIR
DECATUR GA 30033

DOWNS STUART
816 TUXWORTH CIR
DECATUR GA 30033

KINNEY DEBORAH REVOCABLE TRUST
162 HARBOURSIDE CIR
JUPITER FL 33477

DANIELS URSULA NICOLE
112 TUXWORTH CIR
DECATUR GA 30033

STEFANSSON STURLA
804 TUXWORTH CIR
DECATUR GA 30033

COOPER JANE S
914 TUXWORTH CIR
DECATUR GA 30033

SCHMIDT LORI ANN
111 TUXWORTH CIR CONDO 1
DECATUR GA 30033

TUXWORTH SPRINGS CONDO ASSOC
500 SUGAR MILL RD STE 200B
ATLANTA GA 30350

TUXWORTH SPRINGS CONDO ASSOC
500 SUGAR MILL RD STE 200B
ATLANTA GA 30350

TRUONG DINA
203 TUXWORTH CIR # 203
DECATUR GA 30033

TUCKER BRENT ANDREW
216 TUXWORTH CIR
DECATUR GA 30033

KEMP JUDITH
102 TUXWORTH CIR
DECATUR GA 30033

HAMILTON JAMES WARREN
1009 MCCLELEN WAY
DECATUR GA 30033

PRIEST VIRGINIA
212 TUXWORTH CIR
DECATUR GA 30033

SOBON PATRICIA M
104 TUXWORTH CIR
DECATUR GA 30033

JARAMILLO UNDERWOOD PAULA ALICIA
824 TUXWORTH CIR UNIT 824
DECATUR GA 30033

LOWRY BARBARA KATHERINE
910 TUXWORTH CIR
DECATUR GA 30033

GOGGINS MAURA A
105 TUXWORTH CIR
DECATUR GA 30033

BUREL KANE LEGAL TRUST
3275 CASTLEBERRY VILLAGE DR
CUMMING GA 30040

CAMALO ROSE ANN
906 TUXWORTH CIR
DECATUR GA 30033

WILLIAMS GREGORY E
103 TUXWORTH CIR
DECATUR GA 30033

COOPER DEBORAH ANNE
808 TUXWORTH CIR
DECATUR GA 30033

EJAZ KIRAN
1005 MCCLELEN WAY
DECATUR GA 30033

CREIGHTON CORINNE MARIE
210 TUXWORTH CIR
DECATUR GA 30033

ADAMS JAN B
314 TUXWORTH CIR
DECATUR GA 30033

BUTSCHER JOHN J
810 TUXWORTH CIR
DECATUR GA 30033

REITER SAMUEL ALEXANDER
208 TUXWORTH CIR
DECATUR GA 30033

NEWMAN JENNIFER A
310 TUXWORTH CIR
DECATUR GA 30033

CARMICHAEL WILLIAM C II
3334 MONTREAL STA
TUCKER GA 30084

CASTRO JUAN
3330 AMHURST COUORT
CUMMING GA 30041

BENTLEY THOMAS D
2448 BLACKMON DR
DECATUR GA 30033

GROUP W E LTD
1628 SCOTT BLVD # 1411
DECATUR GA 30033

LAWSON JANE A
912 TUXWORTH CIR
DECATUR GA 30033

GOLDSMITH ALFRED SIMS
1269 CHESAPEAKE DR SW
LILBURN GA 30047

HOLLENDER MICHAEL J
2461 BLACKMON DR
DECATUR GA 30033

COLBURN KATHRYN D
908 TUXWORTH CIR
DECATUR GA 30033

DEVELOPMENT AUTHORITY OF DEKALB COUN
558 E STONEWALL ST SUITE 120
CHARLOTTE NC 28202

EDMOND MARY E B
2453 BLACKMON DR
DECATUR GA 30033

CESTARO GEOFFREY
1007 MCCLELEN WAY
DECATUR GA 30033

TERRA INVESTMENTS V LTD
5200 BUFFINGTON RD
ATLANTA GA 30349

DANIELS URSULA N
112 TUXWORTH CIR
DECATUR GA 30033

BROOKS FOURNIER REBECCA
PO BOX 15437
ATLANTA GA 30333

MAVURI KRISHNAPRIY S
2423 PORTSMOUTH CT
MARIETTA GA 30064

STRICKLAND LEX W JR
317 TUXWORTH CIR
DECATUR GA 30033

NEWSOME CONNIE M
211 TUXWORTH CIR
DECATUR GA 30033

RUMMEL MARTHA S
222 TUXWORTH CIR
DECATUR GA 30033

901 TUXWORTH CIRCLE LLC
5805 STATE BRIDGE RD G413
JOHNS CREEK GA 30097

WALTON CHRISTOPHER
915 TUXWORTH CIR
DECATUR GA 30033

PUCKETT ARTHUR M
2983 GREENWILLOW DR
ATLANTA GA 30345

RIVALSI DANIEL M
1001 MCCLELEN WAY
DECATUR GA 30033

LYLES TOBY A
823 TUXWORTH CIR
DECATUR GA 30033

MCHENRY LYNNE
802 TUXWORTH CIR
DECATUR GA 30033